

Heritage Asset Statement for the Former Stables to the North-West of Heaton Hall

Introduction

In accordance with National Planning Policy Framework, this Heritage Asset Statement is submitted as a component of an LBC Planning Application. This application proposes the installation of Wi-Fi access points and the installation and replacement of the existing network infrastructure with Cat6a cabling within the Former Stables to the Northwest of Heaton Hall. The purpose of this statement is to provide a comprehensive overview of the heritage significance of the building and the proposed works, demonstrating a clear understanding of the relevant historical, technical, and architectural aspects.

Description of Significance

The Former Stables, dating to 1777 and designed by the renowned Samuel Wyatt, stand as a testament to the elegant designs of Georgian architects. Constructed primarily of red brick in Flemish bond with sandstone dressings and hipped slate roofs, the building exhibits a refined symmetry and attention to detail characteristic of its time. The Former Stables form an integral component of the iconic Heaton Hall complex, contributing to the overall historical significance of the site. The extended U-shaped plan, with its central entrance block flanked by receding wings, establishes a harmonious relationship with the surrounding grounds, enhancing the historic quality of the landscape. Preserving and respecting this heritage significance is at the core of the proposed works, ensuring that the building continues to stand as a symbol of Manchester's architectural and cultural heritage.

Specification of Works

The proposed works include the installation of Cat6a cables from the ground floor comms cabinet across the complex's office space, café, and classroom, utilizing existing penetrations throughout the building. Five Wi-Fi access points will be installed on the ground floor, with an additional one on the first floor, ensuring comprehensive coverage and the buildings continued functionality.

A total of six access points are to be dispersed throughout the complex, the locations of which can be ascertained from the plans submitted alongside this document. Access points mounted to fabric of historic significance within the building will utilize industrial Velcro, minimizing the potential damage done to the building should the device be removed (for example AP1 mounted to an original beam in GF015 Café). The remainder of access points will be mounted using steel brackets. Steel brackets have been decided upon as the principal mounting method for access points due to their invisibility once an AP has been fixed, their longevity and the minimal damage caused by their installation. Each Steel Bracket will require the use of three screws with a length of 19mm and a diameter of 4mm. Plans detailing the exact locations of the access points and cable runs as well as their installation methods and statements regarding their heritage impact are provided in the accompanying documents with reference to the photographic method statement.

To improve the networks speed and capacity, Cat6a cables will be installed throughout the building. These will link the network switch in the comms cabinet to the access points and allow them to broadcast MCC networks. These cables utilize existing cable runs and wall penetrations meaning that the impact on the building's fabric is negligible. As for its character, the precedent set by existing

cable runs is negligent, the installation of cables via the LAN and Wi-Fi project will endeavour to practice a method of installation consistent with acceptable practice within listed buildings. The exact route of these cables can be discerned from the plans submitted alongside this document.

Lastly, a single 10mm hole will be drilled in the doorframe connecting GF015 Café and GF013 Circ. This penetration will be relatively unintrusive due to the presence of existing much larger penetrations in and around GF015 Café, the impact therefore upon the buildings fabric and character will be negligible. Wherever possible, materials and equipment have been selected for their reliability and compatibility with existing fixtures. The cables used will not differ in character from those currently providing a network connection, power or CCTV feedback. Similarly, the SDA access points which this HAS proposes installing mirror existing essential infrastructure (e.g. fire alarms, CCTV cameras and network access points) and therefore should not detract significantly from the buildings character.

Justification for Works

The proposed installation of Cat6a cables and SDA Wi-Fi access points within the Former Stables is essential for meeting the practical requirements of modern usage while respecting the architectural integrity of the building. The works aim to enhance the functionality of the space whilst minimizing any adverse impact on its historical character and appearance. The positioning of network infrastructure has been carefully considered in lieu of MCC's Heritage and Urban Design team to minimize impact upon the building's fabric, especially those areas which are in a good state of repair.

Assessment of Impact

The proposed works are carefully designed to integrate seamlessly with the existing fabric of the Former Stables. By utilizing existing penetrations and discreetly locating Wi-Fi access points, the impact on the architectural and historical character of the building is expected to be minimal, preserving its significance for future generations.

Method Statement

The method statement for the proposed works includes the installation of Cat6a cables from the ground floor comms cabinet across office spaces, café, and classroom, utilizing existing penetrations in the ceiling. Five Wi-Fi access points will be installed on the ground floor, with an additional two on the first floor, ensuring comprehensive coverage while minimizing visual impact.

Demolition Clarification

No demolition of original fabric is proposed as part of the works. The installation of cables and Wi-Fi infrastructure will be carried out in a manner that respects and preserves the historic fabric of the Former Stables.

Repair and Restoration Works

No major repair or restoration works are required as part of the proposed project. Any necessary remedial actions will be undertaken with sensitivity to the historic fabric and finishes of the building.

Treatment of Original Building Fabric

The original building fabric will be preserved, with all alterations and installations carried out in a reversible manner to ensure the long-term conservation of the Former Stables.

Details of Finishes and Features

Careful consideration will be given to the treatment of wall finishes and architectural features to ensure compatibility with the historic fabric of the building. No interventions are planned which will significantly impact the original design and materials.

Remedial/Restoration Works

No remedial or restoration works are required as part of the proposed installation. The existing historic fabric and finishes remain intact, the focus is on minimal intervention to preserve the building's original character.

Photographic Documentation

Photographs of all areas of the building affected by the proposal are included in the submission. These images provide a visual record of the current state of the building and the specific locations where the works are to be undertaken.

Conclusion

This Heritage Asset Statement is presented with the aim of providing a transparent and informed basis for the proposed works in The Former Stables to the Northwest of Heaton Hall. The carefully considered approach to the installation of Wi-Fi access points ensures that the historical, technical, and architectural significance of the building is respected and preserved, aligning with the principles outlined in Section 16 of the NPPF.